



 Pod rybníčkem, Praha-Suchdol



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

The new modern Residence Pod Rybníčkem offers the opportunity to create a cozy home in a green, picturesque and oldest residential part of Prague 6 – Suchdol. The creators of the project respected the surrounding buildings, consisting of family houses in gardens and greenery. All eight apartments designed by a leading Czech architect and designer offer timeless elegance enhanced by the use of natural materials, mostly from the Czech Republic. The design standards of the bathrooms were used, the whole apartment has a wooden floating floor and luxurious large-format tiles. Each flat has a balcony or terrace in the front garden. Parking spaces in the underground garage and cellar are included in the price of each unit.

Project will be finished in summer 2022, planned handover of apartments in autumn 2022.

The area of Prague 6, part of Starý Suchdol, combines the advantages of living in the city and, at the same time, surrounded by lush nature near the Vltava. The apartment building is located near all civic amenities. The local primary school is a 3-minute walk away, and a pharmacy, post office, restaurant, or café are a 5-minute walk away, as is a sports shop. 15 min. within walking distance of the indoor pool and stadium on the campus of the CULS (Czech University of Agriculture) also available to the public. Frequent connections by public transport buses 107 and 147 will take you to the Dejvická metro station in 10-minute intervals, travel time approx. 10 min. The bus stop is right next to the Primary School, only a 3-minute walk from the Residence.

The surrounding protected nature parks Kozí hřbety and Tiché údolí interwoven with trails provide opportunities for hiking and cycling. Numerous equestrian areas (in Přední Kopanina, Tuchoměřice, Statenice, Pazderna) can be used for horse stables and equestrian activities. There are also many historical monuments in the adjacent area, the most famous of which is the

medieval castle Okoř and its picturesque surroundings, the Slavic Přemyslid fort on the promontory above the Vltava in Levý Hradec on the outskirts of Roztoky, or perhaps more than eleven centuries old since prehistoric times and experts considered the oldest and very important stone building in Bohemia. It is in all respects an ideal place to live, which will satisfy all important aspects of life, social, cultural, and sports activities.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
N6443	2 + kitchenette	1st floor	105 m <sup>2</sup>	79 m <sup>2</sup>	21 m <sup>2</sup> / 5 m <sup>2</sup> / No	No	SOLD
RPR-1.1	3 + kitchenette	ground floor	146 m <sup>2</sup>	69 m <sup>2</sup>	77 m <sup>2</sup> / No / No	No	SOLD
RPR-1.2	2 + kitchenette	ground floor	104 m <sup>2</sup>	52 m <sup>2</sup>	51 m <sup>2</sup> / No / No	No	SOLD
RPR-1.3	3 + kitchenette	ground floor	160 m <sup>2</sup>	93 m <sup>2</sup>	68 m <sup>2</sup> / No / No	No	SOLD
RPR-2.4	3 + kitchenette	1st floor	111 m <sup>2</sup>	92 m <sup>2</sup>	12 m <sup>2</sup> / 6 m <sup>2</sup> / No	No	SOLD
RPR-2.5	2 + kitchenette	1st floor	105 m <sup>2</sup>	79 m <sup>2</sup>	21 m <sup>2</sup> / 5 m <sup>2</sup> / No	No	SOLD
RPR-2.6	2 + kitchenette	1st floor	65 m <sup>2</sup>	47 m <sup>2</sup>	18 m <sup>2</sup> / No / No	No	SOLD
RPR-3.7	3 + kitchenette	2nd floor	106 m <sup>2</sup>	92 m <sup>2</sup>	No / 13 m <sup>2</sup> / No	No	SOLD
RPR-3.8	4 + kitchenette	2nd floor	134 m <sup>2</sup>	117 m <sup>2</sup>	14 m <sup>2</sup> / 2 m <sup>2</sup> / No	No	SOLD